

RICHARD H. LEIGH AND WIFE, KATHRYN B. LEIGH,  
GRANTORS

W A R R A N T Y

TO

D E E D

CLAIR EDWARD COX, III AND WIFE, SUZANNE P. COX,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD H. LEIGH AND WIFE, KATHRYN B. LEIGH, do hereby sell, convey, and warrant unto CLAIR EDWARD COX, III AND WIFE, SUZANNE P. COX, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

The east part of Town Lots 287 and 288, Section 13, Township 3 South, Range 8 West of DeSoto County, Mississippi, being generally described as a strip approximately 80 feet, more or less, in width east and west, and the west parts of Town Lots 289 and 290 and being generally described as a strip 90 feet in width east and west and being more particularly described as metes and bounds as follows:

Beginning at the intersection of the north boundary lines of Valley Street and the east boundary line of Elm Street (Duck Street), said intersection being the southwest corner of Lot 285 in said town as shown on the map of the Town of Hernando, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, running thence eastward along the said north line of Valley Street and the south line of Lots 285 and 288 a distance of 160 feet, being the southeast corner of the Lawrence Chamberlin, et ux, lot as described in Land Deed Book 61, Page 429, in the office of the Chancery Clerk of DeSoto County, Mississippi, and which is the point of beginning of the herein conveyed lands; thence continuing eastward 170 feet more or less; to the southwest corner of the W. E. Leigh lands as described in Land Deed Book 35, Page 553 of the deed records of said county; thence north along the Leigh west line through Lots 289 and 290 approximately 300 feet, more or less, to a point in the center of an abandoned and closed street by the Town of Hernando, by Town Ordinance as shown in record Book 3, Page 138 of the records of said town on file in the Town Hall of Hernando; thence west with the center of the old abandoned and closed street a distance of 170 feet, more or less, to the northeast corner of the H. W. Riley, et ux, lot described in Land Deed Book 54, Page 255 of the deed records of said County; thence south with the east line of the Riley lot a distance of 300 feet, more or less, to the southeast corner of the Chamberlin lot, being the point of beginning. It is the intention of the Grantors herein to convey all properties together with all improvements thereon along the hedge or fence lines on the east side, north side and west side of Mrs. Ross B. Johnston, deceased, lot and bounded on the south by the north line of Valley Street, whether correctly described above or not.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1998 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 16th day of October, 1998.

STATE MS. - DESOTO CO.

FILE

SM

Nov 2 9 46 AM '98

BK 342 PG 201  
W.E. DAVIS CH. CLK.

*Richard H. Leigh*  
Richard H. Leigh  
*Kathryn B. Leigh*  
Kathryn B. Leigh

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named RICHARD H. LEIGH AND WIFE, KATHRYN B. LEIGH, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of October, 1998.

My commission expires: *April 6/2002*

Grantors Address:  
*1950 Mt. Pleasant*  
*Hernando, MS 38632*  
Phone: Res. - *N/A*  
Bus. - *349-2234*

*William R. Christen*  
Notary Public

Grantees Address:  
450 West Valley St.  
Hernando, MS 38632

Phone: Res. - *429-3885*  
Bus. - *429-9686*

Prepared By:

Austin Law Firm, P.A.  
230 Goodman  
Suite 510  
Southaven, Mississippi 38671  
(601) 349-2234